BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER





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403-720-0762 | grow@greatnewsmedia.ca





Gujarati, French, Urdu, and Punjabi. From toddlers to grandparents, we're here to cater to the unique dental needs of your family.

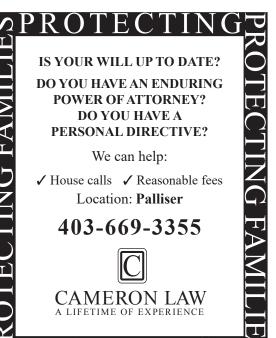
- A One-Stop Solution for Your Family's Dental Needs!
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回激重回 10233 Elbow Dr SW, Suite #380, Calgary, AB, T2W 1E8 Phone: (403) 640-4000 | info Phone: (403) 640-4000 | info@appledentalgroup.ca

*A New Patient is defined as anyone who is coming to this clinic for the first time. A New Patient Exam is a Con Dental Examination by a General Dentist which does not include X-Rays or Dental Hygiene.









AMANDA O'REILLY

RE/MAX FIRST

Your Neighbour and Local REALTOR®

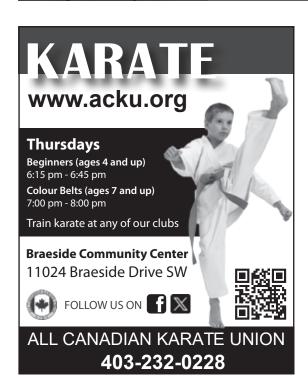
As a Braeside resident and REALTOR® with RE/MAX FIRST, I'm proud to serve the communities my family has called home for generations. I offer a personalized, hands-on approach, combining deep local knowledge with a strong commitment to your goals—whether you're buying, selling, or just exploring your options.

If you're looking for a real estate experience that's thoughtful, thorough, and truly client-focused, let's connect. I'd love the chance to show you the difference the right REALTOR® can make.

Curious about your home's value or the current market? I'm always happy to chat and I think you'll quickly see that I offer far more than expected. My clients don't just feel supported, they feel truly valued.

403-850-0565 amandasellsyyc.ca







BRAESIDE COMMUNITY ASSOCIATION

Contacting The Braeside Community Association

Telephone: 403-253-4232 | Fax: 403-253-3528

Email: operations@braesideyyc.ca

Mailing address: 11024 Braeside Dr SW, Calgary AB, T2W 6G5

Office hours for September: Tuesday and Thursday: 10:00 am to 3:00 pm, Wednesday: 1:00 to 6:00 pm. Board meetings are held every fourth Wednesday each month in the Lower Hall Board Room from 6:00 to 8:00pm. Meetings are open to all Braeside community members. If you have issues or concerns you would like to raise at a board meeting, please call our office or email us to be added to the agenda.

2025 Board of Direc	tors	
President	Jenny Mae	president@braesideyyc.ca
Vice President	Catherine	catherine@braesideyyc.ca
Secretary	Vacant	secretary@braesideyyc.ca
Treasurer	Emily	treasurer@braesideycc.ca
Parks and	Jim	garden@braesideyyc.ca
Green Spaces		
Governance	Jennifer	jennifer@braesideyyc.ca
Memberships	Vacant	
Social Media	Matt	
Staff		
	C.1	et al. 11
Operation Director	Gail	operations@braesideyyc.ca
Operation Director Hall Manager	Karen	hallrental@braesideyyc.ca
	- Curi	' ''
Hall Manager	Karen	hallrental@braesideyyc.ca
Hall Manager Child Care	Karen	hallrental@braesideyyc.ca
Hall Manager Child Care Resource Team	Karen Louise	hallrental@braesideyyc.ca childcare@braesideyyc.ca
Hall Manager Child Care Resource Team Community Resource Officer	Karen Louise	hallrental@braesideyyc.ca childcare@braesideyyc.ca pol3693@calgarypolice.ca
Hall Manager Child Care Resource Team Community Resource Officer	Karen Louise Cst. Chad	hallrental@braesideyyc.ca childcare@braesideyyc.ca pol3693@calgarypolice.ca 403-428-6600
Hall Manager Child Care Resource Team Community Resource Officer NPC (Neighbourhood	Karen Louise Cst. Chad Jenna	hallrental@braesideyyc.ca childcare@braesideyyc.ca pol3693@calgarypolice.ca 403-428-6600

Flourishing Seeds Wellness For all of life's challenges and transitions Lisa Wilder (MPCC, CT) Master Practitioner of Clinical Counselling (403) 998-5570 flourishingseedswellness@gmail.com flourishingseedswellness.com

The Braeside Bulletin

The *Braeside Bulletin* is published by Great News Media in partnership with the Braeside Community Association and delivered to all homes in Braeside. Articles can be submitted to operations@braesideyyc.ca. Submission deadlines are the first of every month for inclusion in the following months publication. Space limitations may prevent some material from being published. Editing may be required.

While we make every effort to ensure the information published is correct, we are not responsible for any omissions or errors.

Opinions expressed within these articles, reports, or submissions are the author's and should not be considered as reflecting those of the editor or Community Association.

To place advertising in the *Braeside Bulletin*, contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca.

"The Braeside Community Association is committed to representing the community with honesty and integrity, working towards common values and goals."

Visit our website: braesideyyc.ca and follow us on Facebook at Braeside Community Association.





MESSAGE FROM THE BOARD

Dear Braeside.

It's back to school this month and hopefully the end of the rainy season. As you settle into life after summer, we hope to see you participating in one of the new programs this fall. We have line dancing, yoga, and youth skipping - all new to the BCA! You can find more information on our website.

We also hope to see you at this year's Back to School Bash on Friday, September 12. We are delighted to be welcoming a mobile obstacle course and free pizza again this year! We will also have opportunities to win some really incredible prizes as we fundraise for youth activities and sporting equipment.

Visit www.braesideyyc.ca for more information on everything happening at the BCA!

Sincerely,

Jenny Mae, your BCA President







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Charles Gulley, DD, F.C.A.D. Denturist, Denture Specialist





Become A Member of the BCA

WHY BECOME A MEMBER:

- . Membership contributions go directly toward keeping Braeside vibrant and connected
- · Your support helps to maintain our ice rink and buildings
- · Family and senior members: Two votes at our AGM
- · Individual members: One vote at our AGM
- · Helps make the Stampede BBQ, Halloween, Christmas and Spring celebrations possible

OTHER PERKS:

- · Member pricing on classes, programs & drop-ins
- · Discounts on hall rentals
- 10% off Wok Box
- · 10% off food only at Boston Pizza Oakridge location only
- 15% off Pi-Rho (Glenmore Landing)
- . 10% off at your first order at Hungry Thaiger
- · 10% off Mini Titans camps and programs

TO PURCHASE MEMBERSHIP: BRAESIDEYYC.CA

OR CALL 403-253-4232

August Office hours: 10am-3pm Monday & Friday

Phone: 403-253-4232

Address: 11024 Braeside Dr SW



BCA Garden Committee

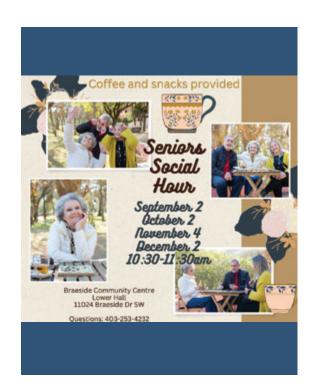
Who knew Calgary would ever have an official rainy season! That's what it felt like in July. No need to have rain barrels, just put your buckets out on the lawn and they fill up.

We managed to dodge the rain and in the brief time between down pours, we put 182 plants in the ground at the ecosystem gardens. That included the completion of the English cottage garden, and the first planter bench was put in place to sit and watch things grow.

August is supposed to be full of sun and dryness so by September when you are reading this, we should have a cornucopia of colour. Many of what we planted this summer are self seeding so that's good news for seed collectors, one of the next events to watch for. Through August we will have worked on sourcing low-cost housing for community birds by working with another community to acquire surplus birdhouse poles. I'm sure we will have some other surprises for you to check out by then.

If you are interested in participating in the garden committee or getting on the notice list for the next planting party and pending social events, send a note to garden@braesideyyc.ca. We do a lot more than dig holes.



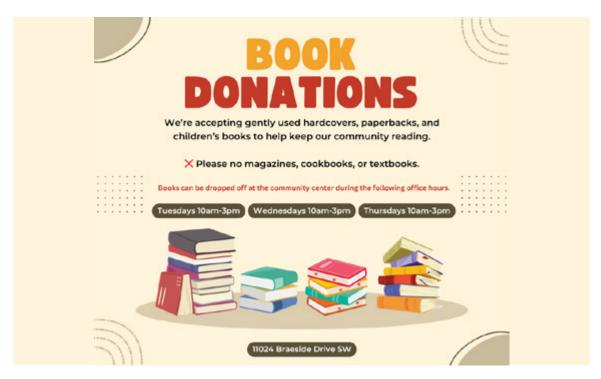
















LINE DANCING

Register at braesideyyc.ca or call 403-253-4232

Get moving, have fun, and learn the basics of line dancing in a welcoming and upbeat environment! No partner needed – just bring your energy and enthusiasm. Great for beginners and those looking to stay active while enjoying classic and modern tunes.



Monday's - 7:45pm-8:45pm

Session 1: September 8 - October 27 (no class Oct 13)

Session 2: November 3 - December 15

Friday's - 10am-11am

Session 1: September 12 - October 24

Session 2: October 31 - Dec 12

BCA Members: \$100/session Non-Members: \$120/session



Join one or both sessions to keep the rhythm going all fall! Preregistration required.

Braeside Community Centre - 11024 Braeside Dr SW





BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

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*Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
July	25	11	10	\$629,000	\$632,500
June	25	14	9	\$439,900	\$420,500
May	25	18	15	\$599,000	\$607,000
April	25	16	13	\$468,700	\$475,000
March	25	6	9	\$509,999	\$500,000
February	25	10	8	\$399,850	\$399,500
January	25	8	5	\$639,000	\$580,000
December	24	6	8	\$504,950	\$509,450
November	24	7	8	\$492,444	\$483,500
October	24	10	10	\$473,900	\$463,500
September	24	14	8	\$574,900	\$577,450
August	24	10	15	\$499,888	\$490,000

To view more detailed information that comprise the above MLS averages please visit brae.mycalgary.com

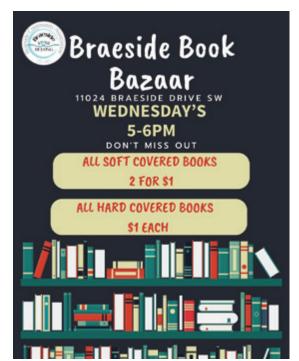


Order by: September 7th Pick up: September 17th

Scan QR Code to place your order



Questions? email: gfb@braesideyyc.ca





Dr. Crystal Cobb is now accepting patients

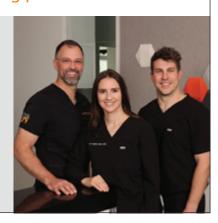
Dr. Cobb has joined the West Peaks Dental team! Scan the QR code below to book an appointment with our doctors.

Book Now

🚜 Suite 205, 125 Oakmoor Pl SW Calgary, AB T2V 4A3

(403) 281-4264

westpeaksdentalsuite.ca





ANNUAL BRAESIDE BACK TO SCHOOL BASH & Pizza Party!



Friday, September 12th
5:00PM - 7:00PM
Braeside Community Association Parking Lot

Pizza from Boston Pizza Summer Series Market Music Games



BUSINESS CLASSIFIEDS

For business classified ad rates contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

NEPTUNE PLUMBING & HEATING LTD: Oualified journeymen plumbers/gasfitters, very experienced in Braeside. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating. ca; www.official-plumbing-heating.ca.

BRAESIDE MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@ anitamortgage.ca | Licensed by Avenue Financial.

LANDSCAPING & WINDOW CLEANING: Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured, WCB. 403-265-4769 | YardBustersLandscaping.com.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

BRAESIDE PAINTER: Experienced Calgary Painter -Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. www.fivestarpainting.com.

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JEFFREY ELECTRIC: Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates, www. cejelectric.com or call Clayton at 403-970-5441.

GUTTER DOCTOR! Home exterior service experts. Services include gutter cleaning, repairs, and installations as well as fascia, soffit, siding, roofing, cladding, heat cables, gutter guards, window cleaning, and pressure washing. Local business for over 23 years with more than 70,000 happy customers! Licensed, insured, WCB, A+ BBB member, multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

continued on next page

BUSINESS CLASSIFIEDS continued

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SNOW REMOVAL: 9 years of reliable residential snow removal service. We clear your snow once a day, as many days necessary, each month from October to April for a flat monthly rate. Prices start at \$120 per month. Please contact John for a quote today. 403-667-7929 or Lawnjohnsyc@gmail.com. Licensed and Insured.

PR HANDYMAN: All exterior repairs and renovations: fences, decks, railings, stairs, sheds, garages. Prep/place/repair all styles of concrete/parging. All interior repairs/renovations: drywall, paint, plumbing. Kitchen and bathroom renovations, basement renovations. No job too small! Seniors' discount. Fully-insured. Sheldon, 403-975-5562.

HOME DECOR CONSIGNMENT STORE: Looking for Consignors! Moving, downsizing, or just decluttering? Join Zoe's Store as a consignor and turn your quality home décor and kitchenware into extra income. We're a locallyowned business with over 18 years of experience. Call 403-398-7544, Text 403-966-0467, Email: zoessstoreyyc@ gmail.com or visit us at 1403 14th Street SW.



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Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



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News, Events, & More



Crime Statistics



Real Estate Statistics





DISCREET & CONVENIENT TEETH STRAIGHTENING









Custom-made for each individual, Invisalign aligners ensure a comfortable and snug fit, eliminating the potential for irritation or discomfort associated with traditional braces.



PREDICTABLE RESULTS:

Invisalign uses advanced digital technology to create a step-by-step plan for teeth movement, allowing individuals to visualize expected results before starting treatment for a predictable and controlled approach.



INVISIBLE APPEARANCE:

Invisalign offers a virtually invisible appearance due to its clear and transparent aligners, allowing individuals to undergo orthodontic treatment discreetly.



SHORTER TREATMENT:

In some cases, Invisalign may offer a shorter treatment duration compared to traditional braces, thanks to precise and personalized treatment plans.



REMOVABLE:

Invisalign aligners are removable, providing flexibility in eating and facilitating easier oral hygiene practices by allowing individuals to take them out for brushing and flossing.



IMPROVED ORAL HEALTH:

Being able to remove the clear aligners when necessary makes it easier to practice good oral hygiene like brushing and flossing. This can lead to a cleaner, healthier mouth and cut down on additional issues like mouth sores, cavities, bad breath, and tooth decay.





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www.symmetrydental.ca

All services provided by a general dentist



403-460-2211

☑ INFO@THEHOMEHUNTERS.COM

WWW.THEHOMEHUNTERS.COM

BRAESIDE 2025 Y-T-D MARKET STATISTICS

Single Family Homes:

6 active listings – average list price \$768,267 with 19 days on market 32 sales since Jan 1, 2025 – average sale price \$704,417 with 35 DOM

Condos/Townhouses/Attached:

8 active listings – average list price \$392,363 with 24 DOM

28 sales since Jan 1, 2025 – average sale price \$393,537 with 28 DOM

Apartments:

2 active listings – average list price \$252,450 with 35 DOM
9 sales since Jan 1, 2025 – average sale price \$232,611 with 51 DOM







(Statistics based on CREB MLS System listings on August 5, 2025)

PREPARE YOUR HOME FOR FALL & WINTER!

Now that summer is over, homeowners should focus on preparing their homes for the colder fall and winter months. Here are a few tips:

- Ensure your heating system is working properly. If it isn't, get it serviced.
- Clear your eavestroughs of leaves and branches so rain &/or snow can run through freely.
- Inspect your roof for missing, loose or damaged shingles and repair as soon as possible.
- Check the insulation in your attic to make sure it is adequate.
- Inspect your fireplace chimney and have it cleaned.
- Caulk anywhere moisture or dirt can enter the house.
- Store outdoor furniture to prevent rust or breakage.
- · Fertilize and cut your lawn so it's well preserved.

YOUR BRAESIDE RESIDENT SPECIALISTS FOR 40 YEARS!



GRANT

STEVE

RANDY

Selling your home can be very exciting, but it can also be a complicated process with many potential pitfalls.

It's our goal to make the process as smooth and stress-free as possible!

Call for our expert real estate advice and personalized service.

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